

ARTICLE __ ZONING BYLAW

AMENDMENT TO PRELIMINARY SITE DEVELOPMENT AND USE PLAN LEXINGTON TECHNOLOGY PARK, 125, 131 and 141 SPRING STREET (N/K/A 125 SPRING STREET, 200, 300, 400 and 500 PATRIOT WAY)

To see if the Town will vote to amend the previously approved Preliminary Site Development and Use Plan approved during the May 2004 Town Meeting for the property known as Lexington Technology Park, by amending the zoning provisions as follows: to increase the Floor Area Ratio from .15 to .24 which will permit the development of an additional 380,000 gross square feet of research/office space beyond the originally approved gross floor area, together with related surface parking and 510,000 square feet of structured parking spaces, off-site mitigation, standards for development, dimensional standards, and other provisions contained within the PSDUP. In addition, the dimensional standards applicable to the amended PSDUP would permit an increase in the maximum permitted height at specified locations as detailed within the PSDUP. The proposed site alterations are further detailed on the Preliminary Site Development and Use Plan entitled "Conceptual Site Plan" dated June 19, 2009 prepared by Symmes, Maini & McKee Associates" (the "PSDUP") which is on file with the Planning Board and the Town Clerk, or act in any other manner in relation thereto.

(Submitted by Patriot Partners Lexington LLC, the Property Owners)

DESCRIPTION: The proposed zoning amendment would amend the previously approved PSDUP known as Lexington Technology Park within this existing Planned Commercial Development District. This would allow construction of an additional 380,000 gross square feet of research/office space and 510,000 gross square feet of structured parking in excess of the originally approved square footage on the 95.6 acre site together with additional surface parking and other improvements as shown on the amended PSDUP and noted above.